

**Proposed CVS PHARMACY**

Rochester, Fulton County, IN  
Revised: September 1, 2000

**Site Location and Description**

The property is located at the southwest corner of State Road 14 and State Road 25. Specifically, the property consists of three abandoned residential houses and one former antique store.

Zip Code:

**Site Uses and Past Activities**

Historical records and aerial photographs indicate the property has been largely unchanged for the past 22 years. The antique store was once a grocery station.

**Contaminants and Impacts**

A Phase II Subsurface Investigation indicated that groundwater at the property is contaminated with petroleum. Groundwater was analyzed for BTEX (benzene, toluene, ethylbenzene, and xylene). Benzene detected in a sample taken from one of the temporary monitoring wells was above the Voluntary Remediation Program's Tier II non-residential cleanup criteria. To ensure the safe redevelopment and future use of this site, use of groundwater at the site has been restricted due to existing petroleum levels in the groundwater. All wells sampled were non-detect for methyl tertiary-butyl ether (MTBE). The property is down-gradient of a site that had a reported leaking underground storage tank in January 1998. Groundwater contamination is believed to have migrated onto the property from this LUST site.

**Lead Agency**

IDEM

**Community Concerns**

None specified.

**Actions Taken**

IDEM issued a Comfort Letter for this property on June 27, 2000. The letter addressed liability issues and should assist CVS Corporation with responsible brownfields redevelopment



*Reuse and Redevelopment*

CVS Corporation is planning on turning the property into a CVS Pharmacy.

**Current Status**

IDEM does not plan to take any further action at the property unless and until the conditions at the property should change or IDEM later discovers the reports were inaccurate concerning the potential contamination at the property. CVS Corporation should proceed with redevelopment.

**Future Actions**

None planned.

**Cost Estimates**

Comfort Letters are provided at no cost to the recipient.

**For More Information**

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